

# Legal Notice of Public Hearing

## Metropolitan Board of Zoning Appeals

200 East Washington St, Suite 1821, Indianapolis, IN 46204 (317) 327-5155

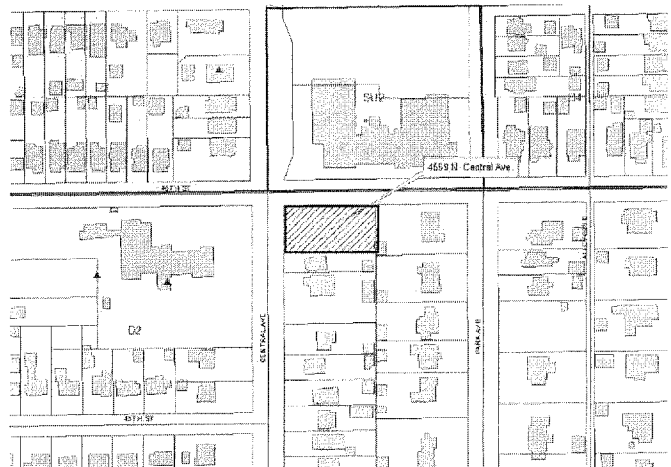
**TO WHOM IT MAY CONCERN:**

You are receiving this notice of a public hearing as a nearby property owner, or as a representative of a registered neighborhood organization, or as an affected City-County Councilor.

A **Public Hearing** of the Metropolitan Board of Zoning Appeals has been scheduled for **Tuesday, October 7, 2014 at 1:00 p.m.** in the Beurt SerVaas Public Assembly Room on the Second Floor of the City-County Building, 200 East Washington Street, Indianapolis, Indiana. At this hearing, the Metropolitan Board of Zoning Appeals will consider the following petition(s):

- Case Number:** 2014-DV1-046  
**Address:** 4559 North Central Avenue (approximate address)  
**Location:** Washington Township, Council District#9  
**Zoning:** D-2 (W-5)  
**Petitioner:** Litz and Eaton Investments, LLC, by Eugene Valanzano  
**Request:** Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for single-family dwellings on two proposed 8,228-square foot lots (minimum 15,000-square foot lots permitted),
- a) with the single-family dwelling on the northern lot having a 10.5-foot front setback from 46<sup>th</sup> Street (minimum 30-foot front setback required),
  - b) with the detached garage on the northern lot having an approximately 20-foot front setback from 46<sup>th</sup> Street and five-foot side setbacks for a 10-foot aggregate side yard (minimum 30-foot front setback required, minimum seven-foot side setback and 19-foot aggregate side setback required),
  - c) with the single-family dwelling on the southern lot having a 18-foot aggregate side setback (19-foot aggregate side setback required),
  - d) with the detached garage on the southern lot having a five-foot side setback (minimum seven-foot side setback required),
  - e) with the southern lot having a lot width of 46 feet (minimum 80-foot lot width required), and
  - f) with both lots having an open space of 73% (minimum 75% open space required).

*Vicinity Map (approximate location is marked)*



The legal description and the details of the proposal are on file in the Department of Metropolitan Development, Suite 1821, City-County Building. All information may be reviewed between the hours of 8:00 a.m. to 4:45 p.m., Monday through Friday, excluding legal holidays.

All interested persons wishing to speak to this petition, either for or against, will be given an opportunity to be heard, in accordance with the Rules of Procedure. Written comments regarding this proposal may be filed with the Secretary of the Metropolitan Board of Zoning Appeals before the hearing at the above address and such comments will be considered.

The hearing may be continued to a future date from time to time when found necessary. Any change in room location will be posted at the Public Assembly Room. For special accommodations needed by physically challenged individuals planning to attend, please call at least 48 hours prior to the meeting (317) 327-5155, or (317) 327-5186 for the hearing impaired.

To ensure a fair hearing, contacting any member of the Metropolitan Board of Zoning Appeals regarding a pending or future proposal is strictly PROHIBITED by the Rules of Procedure and Indiana State statute.

**Petitioner or Agent for Petitioner Contact Information**

Signature: \_\_\_\_\_  
 Printed Name: Eugene Valanzano, Senior Land Use Consultant  
 Street Address: 600 East 96<sup>th</sup> Street, Suite 600  
 City, State, Zip: Indianapolis, IN 46240  
 Phone Number: 317-569-9600 FAX: 317-569-4800  
 Email: Eugene.valanzano@FaegreBD.com



MERIDIAN·KESSLER  
NEIGHBORHOOD ASSOCIATION

## **ZONING NOTICE**

**4559 N. Central Avenue (SE Corner of 46th & Central Ave.)  
Petition # 2014-DV1-046**

Litz and Eaton Investments, LLC filed for a Variance of Development Standards to provide for two single family dwellings on two proposed 8,228 sq. ft. lots (minimum 15,000 sq. ft. lots permitted). The details of the Variance Petition are contained on the reverse side of this notice.

The MKNA Land Use Committee is hosting a public informational meeting to review this petition as follows:

When: Tuesday, September 9 at 6:30 p.m.

Where: Northwood Christian Church ~ Fellowship Hall (Lower level)  
4550 N. Central Ave.

The Land Use Committee will make a recommendation to support or oppose this request to the MKNA Board of Directors at its Sept. 11th board meeting. Your input on this petition is strongly recommended.

**ALL NEIGHBORS ARE WELCOME AND ENCOURAGED TO ATTEND!**